

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: J. Brock, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Single-Family Residence, Cypress and Dixie
DATE: January 23, 2023

The Town has received an application for construction of a single-family residence at the corner of West Cypress and North Dixie. In accordance with Section 4.06 of the land development code, the Planning Board has the obligation to review the proposed plan to determine compliance with the architectural review standards. The proposed dwelling will face North Dixie making the façade facing North Dixie a primary façade and the façade facing West Cypress (right side) a primary façade as well. Primary facades are required four design elements and secondary facades are required two design elements.

The applicant has submitted a survey and design proposals for each of the four facades. Staff has reviewed the plans and made the following findings and recommendations.

- The proposed plan meets the setback requirements for the MDR-1 zoning classification.
- The proposed plan meets the minimum floor area requirements and includes the minimum garage area.
- The plan uses one of the approved materials for exterior walls and the applicant has submitted documentation regarding the application of a base paint color, an accent color and a trim color which meets the Town requirements.
- The proposed plan includes a varied roof line elevation.
- The front façade includes the minimum four design elements.
- The side and rear facades include the minimum design components.
- The secondary street design has been upgraded to include an additional design element not included in the original submittal and now includes three clearly distinct design elements.

A primary goal of the architectural design standards is to avoid large blank walls for buildings facing public roads. The West Cypress façade includes four windows along with corner trim and banding around the windows that is consistent with the other façade treatment. The addition of another design element on the West Cypress façade

would more likely interfere with the building design and the design as proposed meets the basic intent of the code. Staff recommends the applicant add an additional landscaping area along the West Cypress side of the project to achieve the fourth design element. The building at this point sits some 35 feet back from the right-of-way, and therefore there is ample room to add a landscaping area meeting the code requirements.





